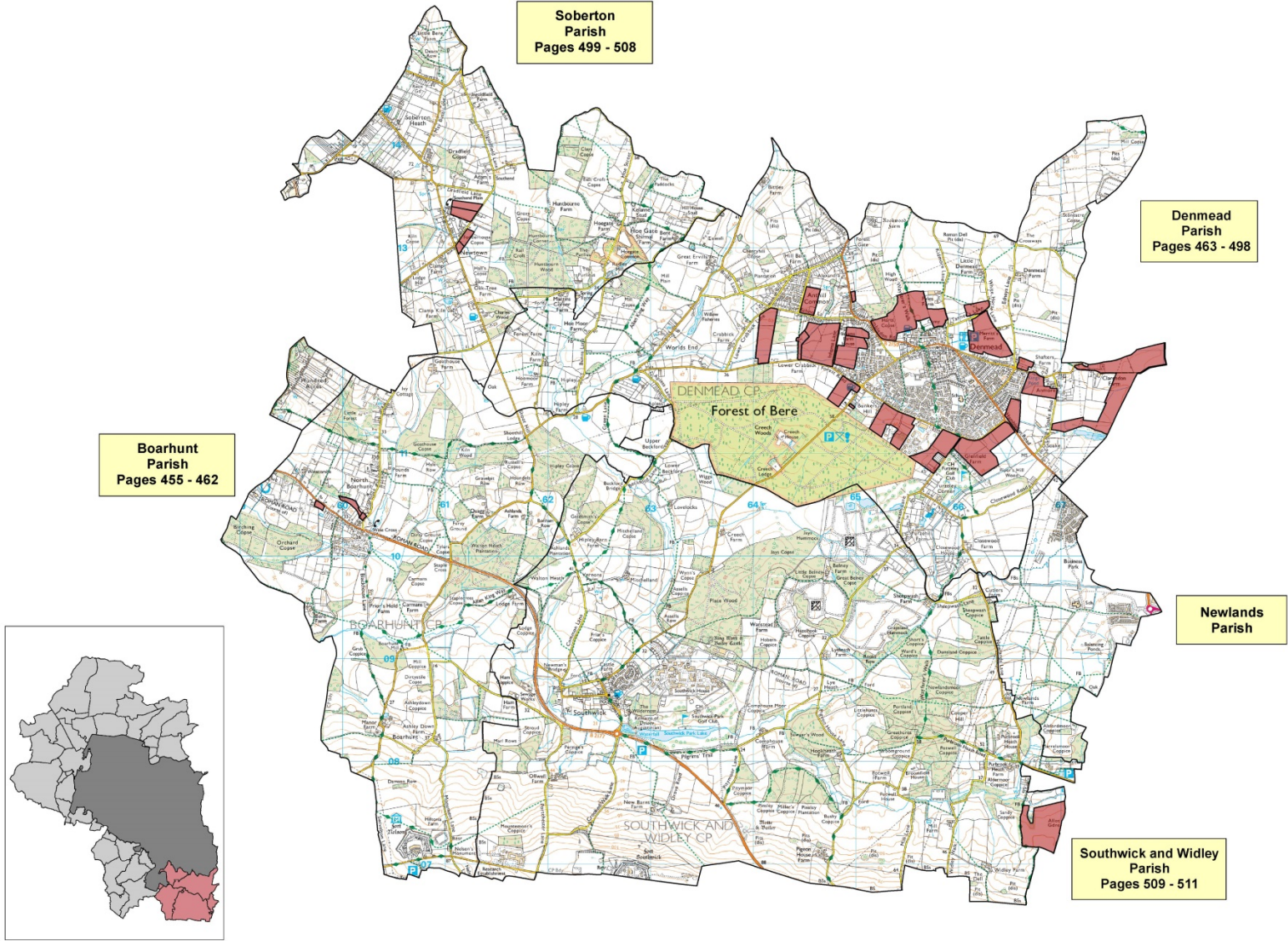


# Appendix 5: Southern Parishes (East)



## Boarhunt Parishes Site Assessments and Maps



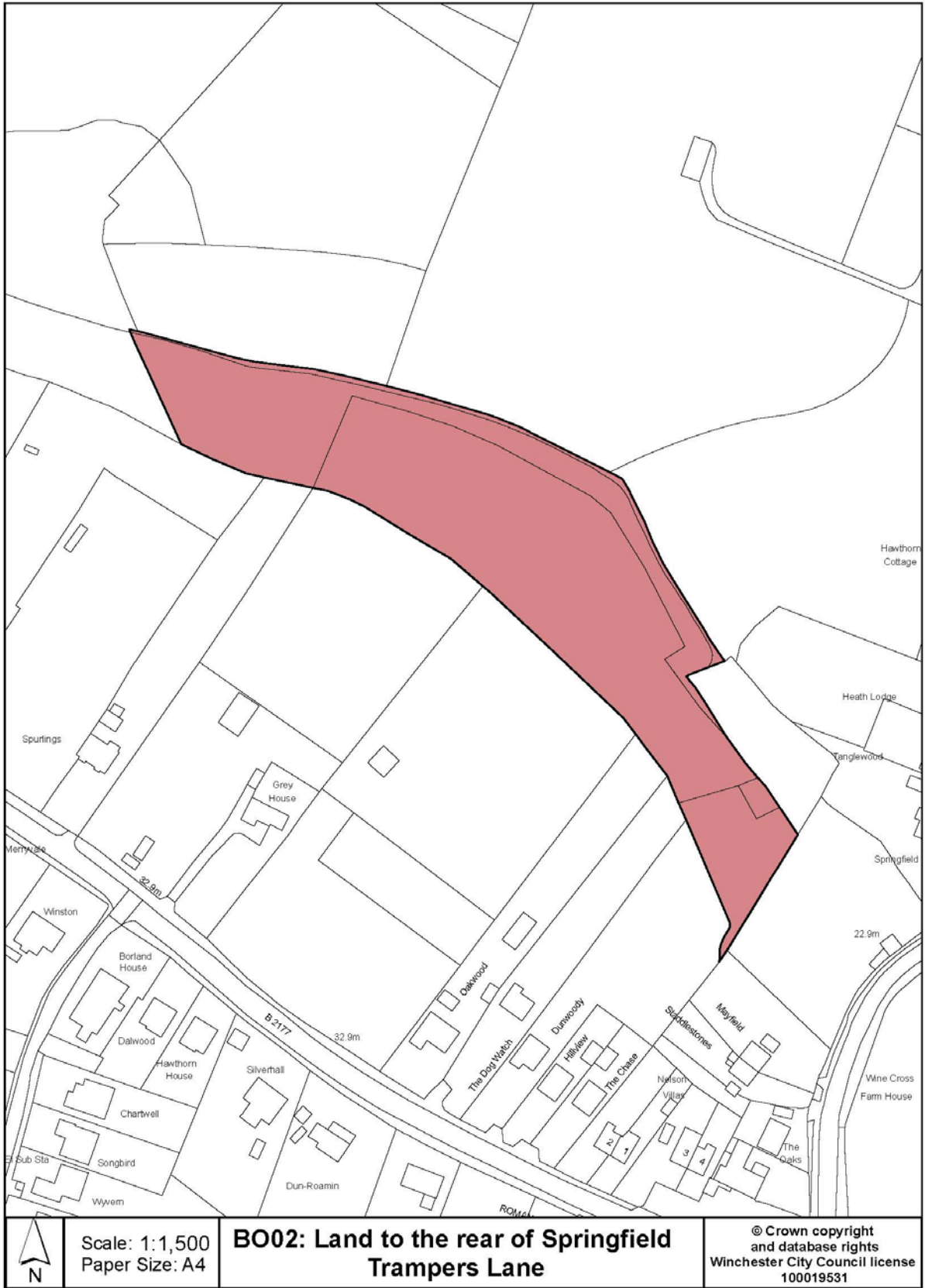
Site Ref	Address		Parish/Settlement	Site Area	
BO01	Land adjacent Springfield, Trampers Lane		Boarhunt	0.296 ha	
<b>Site Description</b>					
<p>The site is within North Boarhunt, located to the south of the District. This site is in agricultural use. It fronts onto Trampers Lane, adjoins Springfield (a residential dwelling) to the north, agricultural land to the west, Mayfield (residential dwelling) to the south and with Wine Cross Farm House opposite to the east.</p>					
<b>Planning History</b>					
<p>There is no planning history within the last five years.</p>					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
<p>The site is being promoted by the sole landowner and has stated that the site is immediately available for development.</p>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<b>Potential Density and Yield (including development type)</b>					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>9</b> dwellings.</p>					
<b>Phasing</b>					
0 – 5 Years	9	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
<p>The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.</p>					





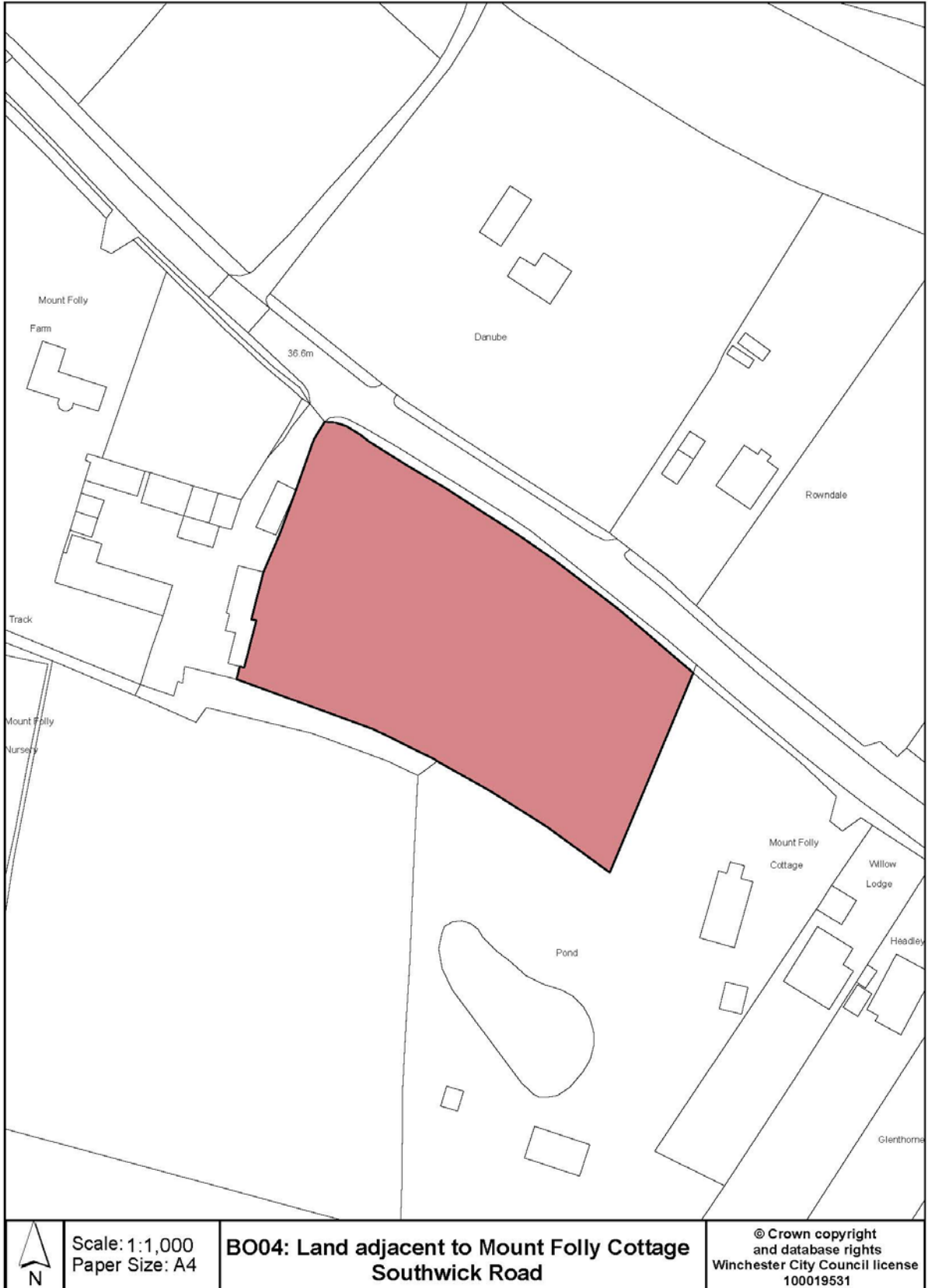


Site Ref	Address		Parish/Settlement	Site Area	
BO02	Land to the rear of Springfield, Trampers Lane		Boarhunt	1.136 ha	
<b>Site Description</b>					
The site is located within the settlement of North Boarhunt. This site is currently in agricultural use though is vacant at the moment. It adjoins several residential properties to the south and east. To north and west is land in agricultural use.					
<b>Planning History</b>					
There is relevant no planning history within the last five years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order		Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>27</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	27	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
The site currently has no access this could be gained through BO01 which is adjacent the site. The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



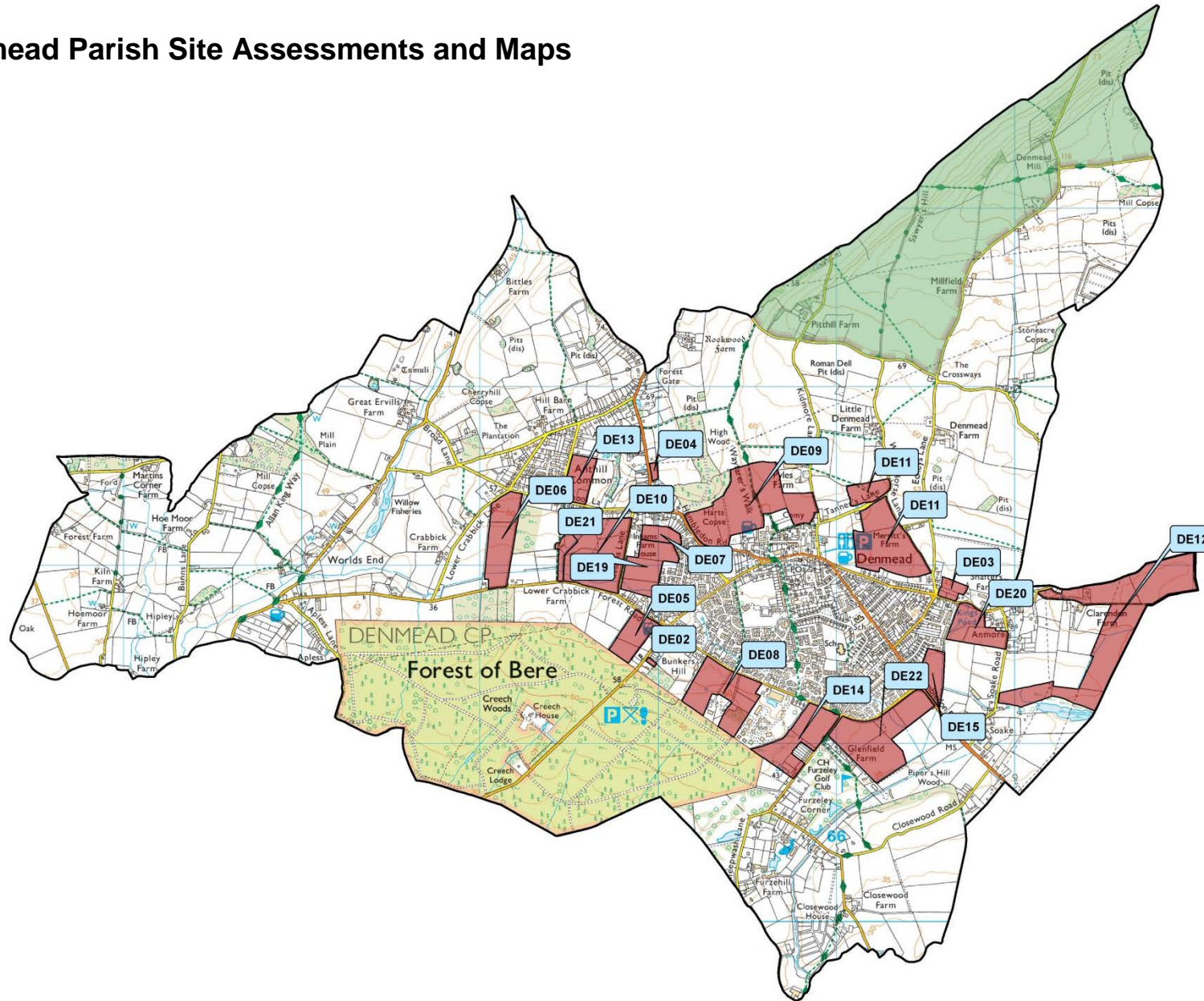
Site Ref	Address		Parish/Settlement	Site Area	
BO04	Land adjacent to Mount Folly Cottage, Southwick Road		Boarhunt	0.52 ha	
<b>Site Description</b>					
The site is located within the settlement of North Boarhunt. This site is currently in agricultural use though is vacant at the moment. It adjoins several residential properties other agricultural uses.					
<b>Planning History</b>					
There is relevant no planning history within the last five years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
<b>Availability (legal/ownership issues)</b>					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>16</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	16	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					





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# Denmead Parish Site Assessments and Maps



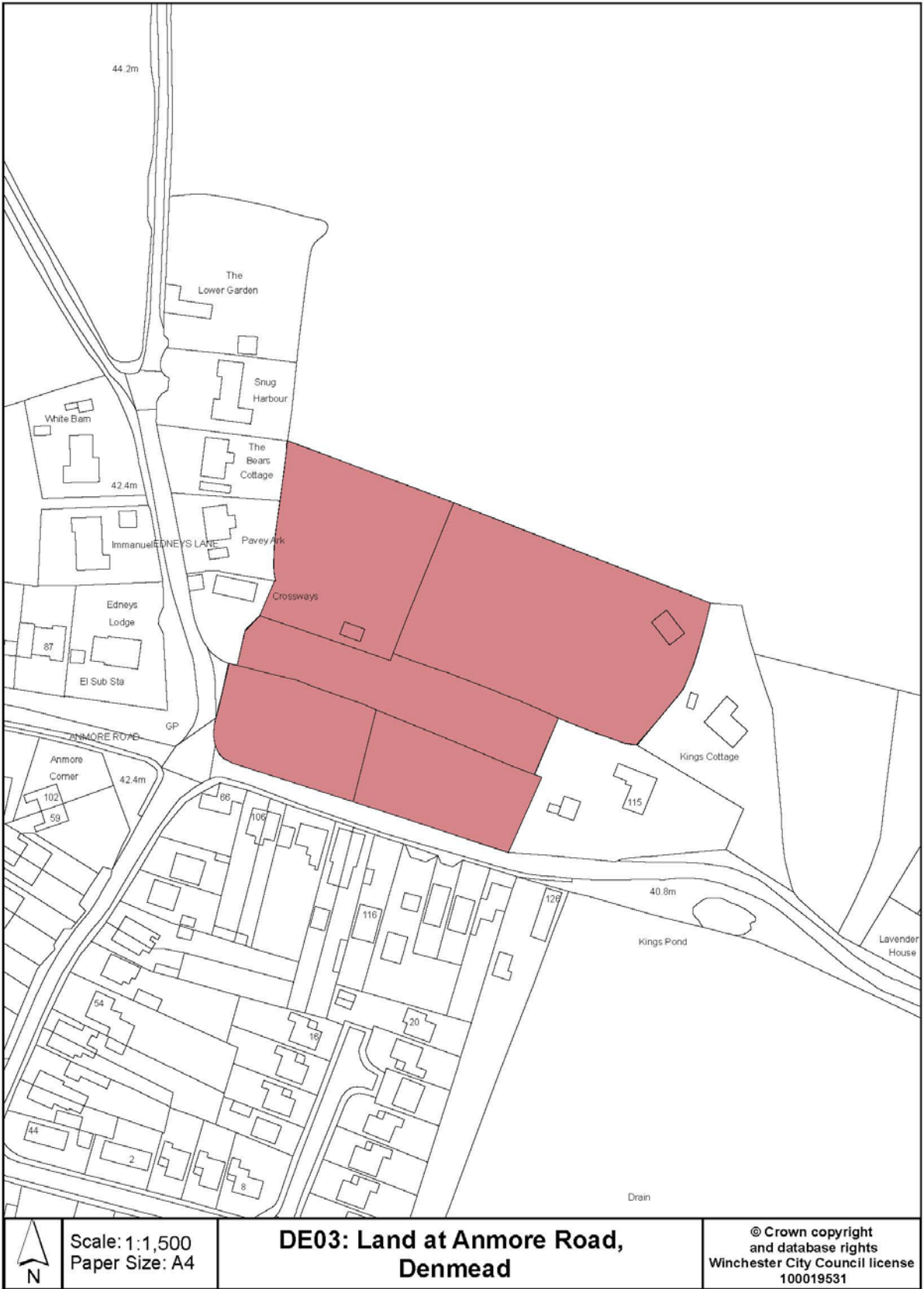


Site Ref	Address		Parish/Settlement	Site Area	
DE02	Land between Springside & Woodlands Bunkers Hill		Denmead	0.14 ha	
<b>Site Description</b>					
The site is south of Denmead, located to the south of the District. This site is currently vacant. It fronts onto Bunkers Hill, adjoins residential dwellings to the north and south, with agricultural to the east and west.					
<b>Planning History</b>					
There have been two planning applications for residential (14/01564/FUL and 14/01563/FUL) on the site both of which were refused.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	N
<b>Availability (legal/ownership issues)</b>					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of 4 dwellings.					
<b>Phasing</b>					
0 – 5 Years	4	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



Site Ref	Address		Parish/Settlement	Site Area	
DE03	Land at Anmore Road, Denmead		Denmead	1.3 ha	
<b>Site Description</b>					
The site is north of Denmead, located to the south of the District. This site is in use for agriculture. It fronts onto Anmore Road, adjoins agricultural land to the north with residential dwellings to the south, east and west.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	3
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>32</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	32	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

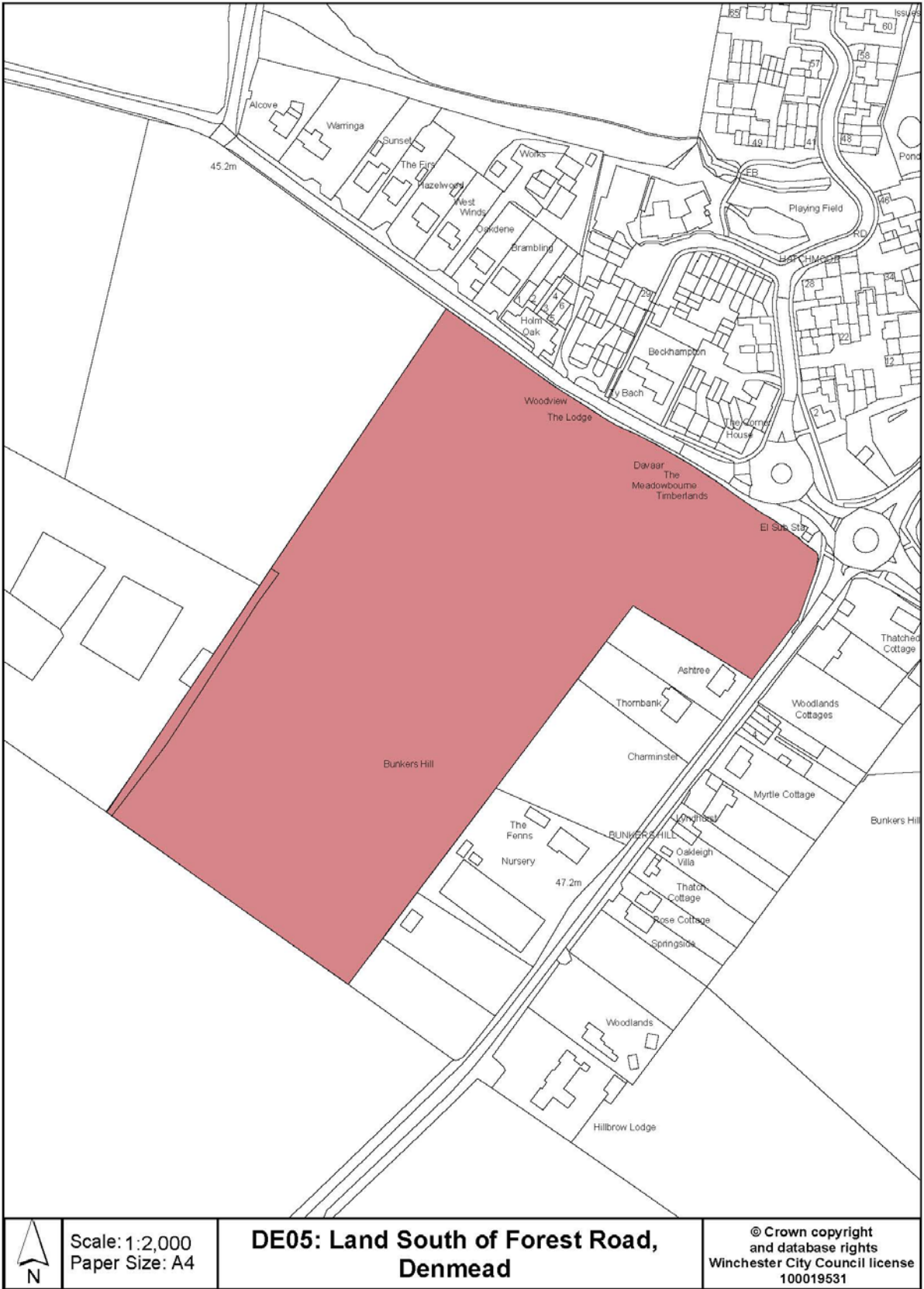




Site Ref	Address		Parish/Settlement	Site Area	
DE04	Land to the south of Manor House, Hambledon Road		Denmead	0.37 ha	
<b>Site Description</b>					
The site is east of Anthill Common, located to the south of the District. This site is currently vacant though could have been used for agriculture. It fronts onto Hambledon Road, adjoins residential dwellings to the north, south and west with agricultural land to the east.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	3/4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>11</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	11	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

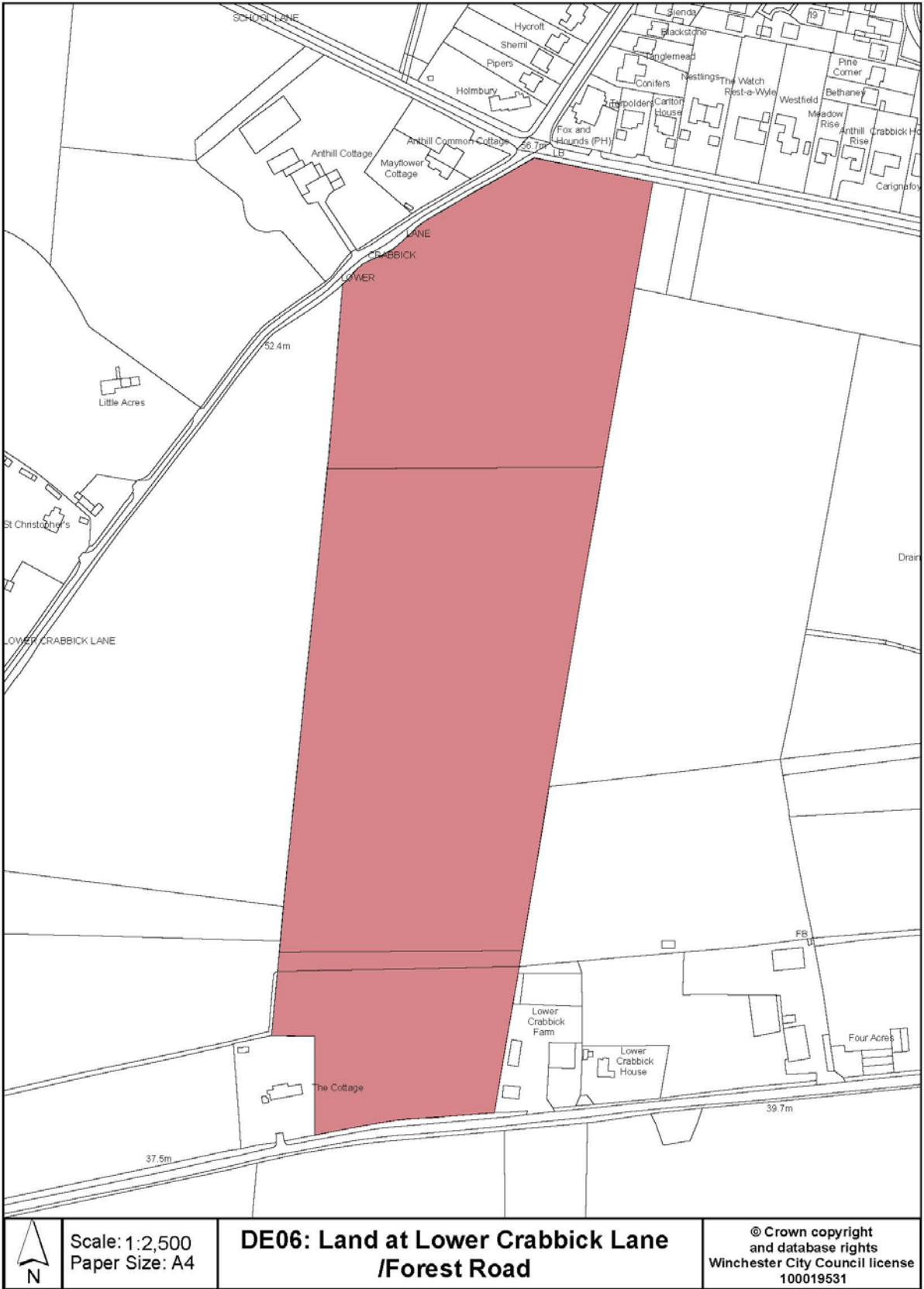


Site Ref	Address		Parish/Settlement	Site Area	
DE05	Land South of Forest Road		Denmead	4.27 ha	
<b>Site Description</b>					
The site is south of Denmead, located to the south of the District. This site is currently vacant though could have been used for agriculture. It fronts onto Forest Road, adjoins residential dwellings to the north and east, with agricultural land to the south and west.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>77</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	77	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					





Site Ref	Address		Parish/Settlement	Site Area	
DE06	Land at Lower Crabbick Lane/Forest Road		Denmead	7.5 ha	
<b>Site Description</b>					
The site is south of Anthill Common, located to the south of the District. This site is currently in agricultural use. It fronts onto Lower Crabbick Lane/Forest Road, adjoins residential dwellings to the north, with agricultural land to the east, south and west.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>125</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	125	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
There is a small area of the site which is within Flood Zone 2 and 3 which will require mitigation however the site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

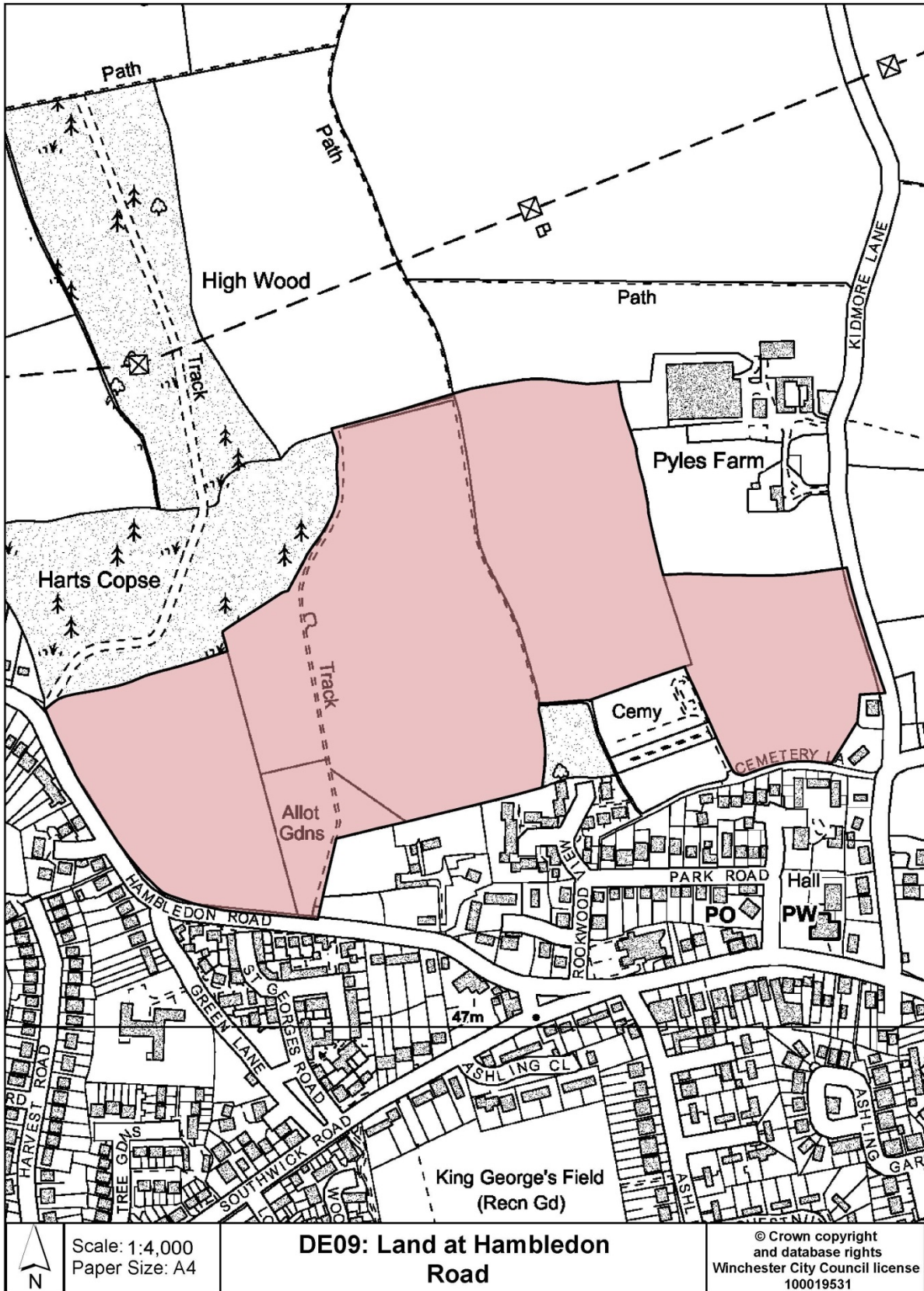


Site Ref	Address		Parish/Settlement	Site Area	
DE08	Land at Edgecombe Cottage, Forest Road		Denmead	1.82 ha	
<b>Site Description</b>					
The site is south of Denmead, located to the south of the District. This site is currently agricultural in use. It fronts onto Forest Road, adjoins residential dwellings to the north, office and residential to the east with agricultural land to the south and west.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y/N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
<b>Availability (legal/ownership issues)</b>					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>166</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	166	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

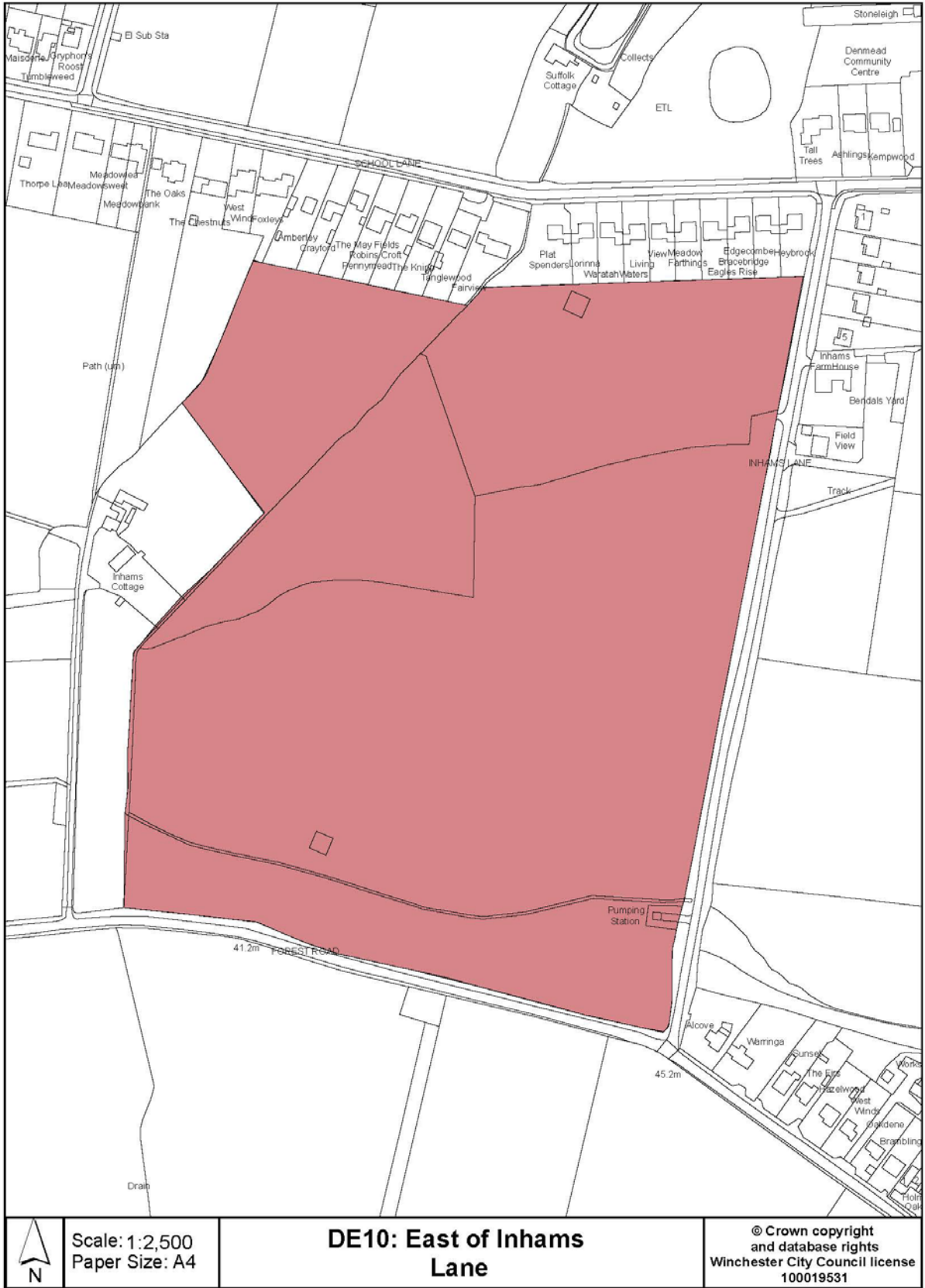


Site Ref	Address		Parish/Settlement	Site Area	
DE09	Land at Hambledon Road		Denmead	17.5 ha	
<b>Site Description</b>					
The site is north of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Hambledon Road, adjoins residential dwellings to the south and west, with agricultural/woodland to the north and east.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	3/4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>263</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	236	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
There is a small area of the site which is within Flood Zone 2 and 3 which will require mitigation however the site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

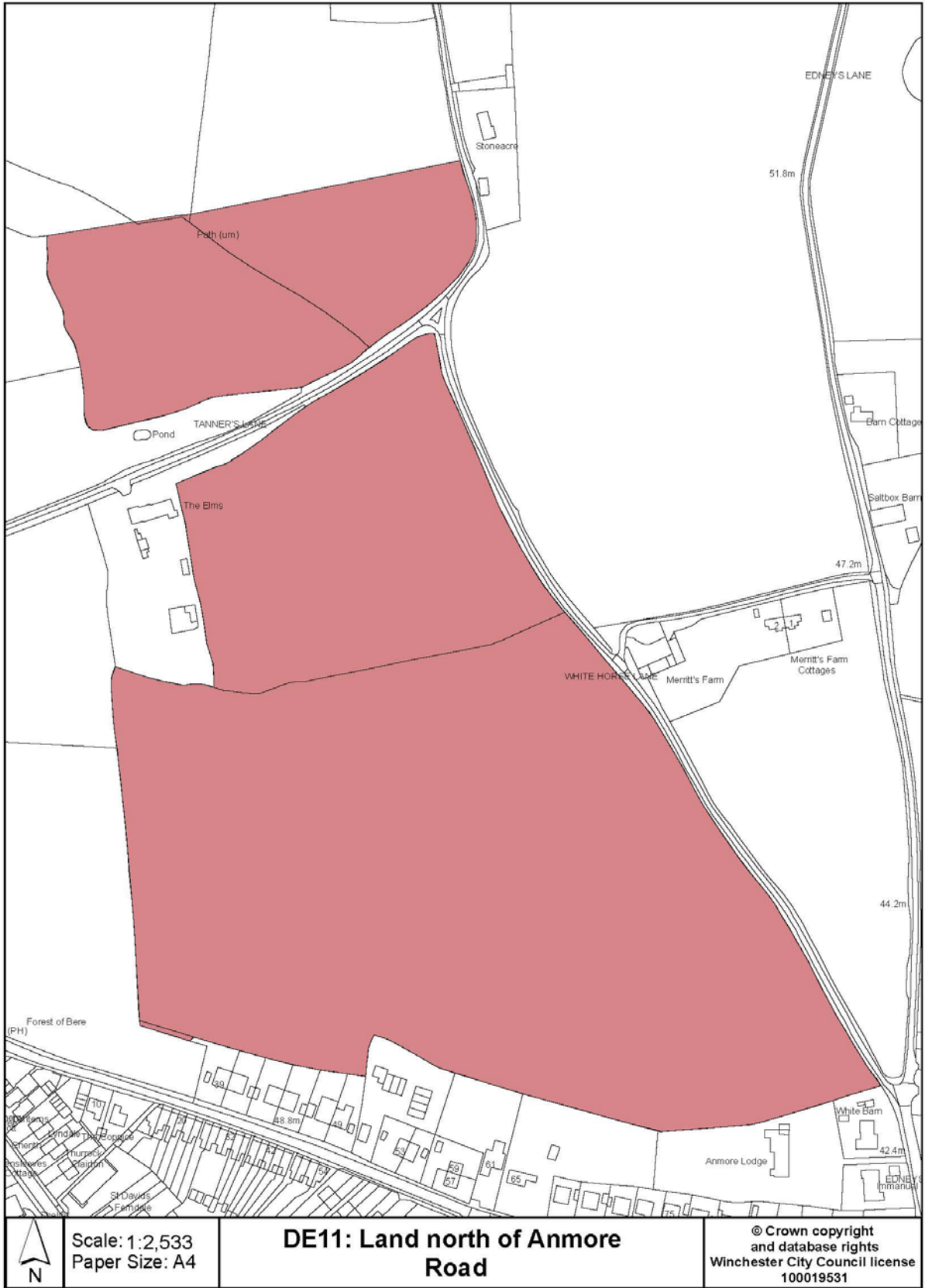




Site Ref	Address		Parish/Settlement	Site Area	
DE10	East of Inhams Lane		Denmead	12.2 ha	
<b>Site Description</b>					
The site is south of Anthill Common, located to the south of the District. This site is currently in agricultural use. It fronts Inhams Lane, adjoins residential dwellings to the north, with agricultural land to the east, south and west.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>183</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	183	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
There is a small area of the site which is within Flood Zone 2 and 3 which will require mitigation however the site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

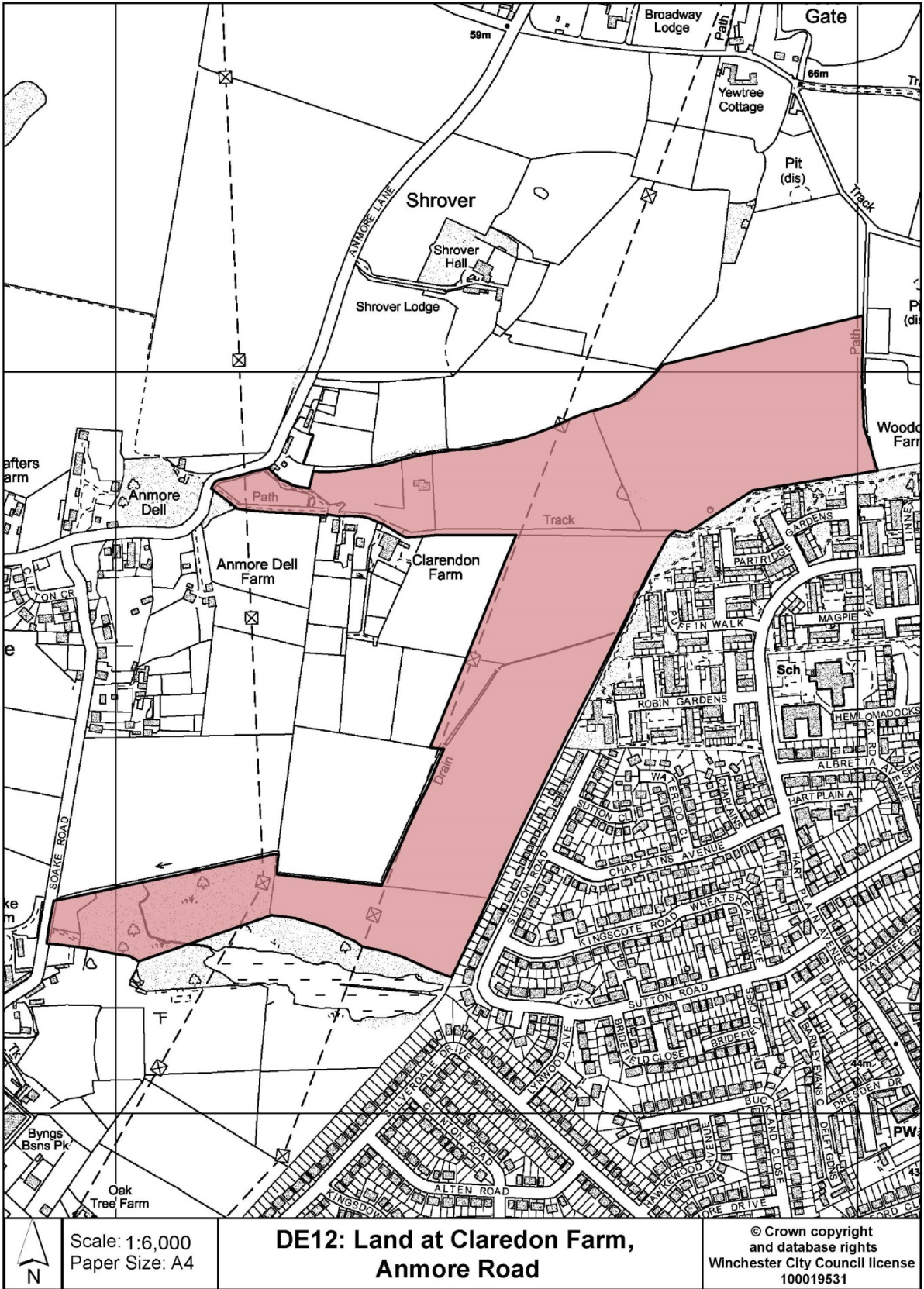


Site Ref	Address		Parish/Settlement	Site Area	
DE11	Land north of Anmore Road		Denmead	13.96 ha	
<b>Site Description</b>					
The site is north of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Tanners Lane, adjoins residential dwellings to the south, with agricultural land to the north and east.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	3/4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>209</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	209	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

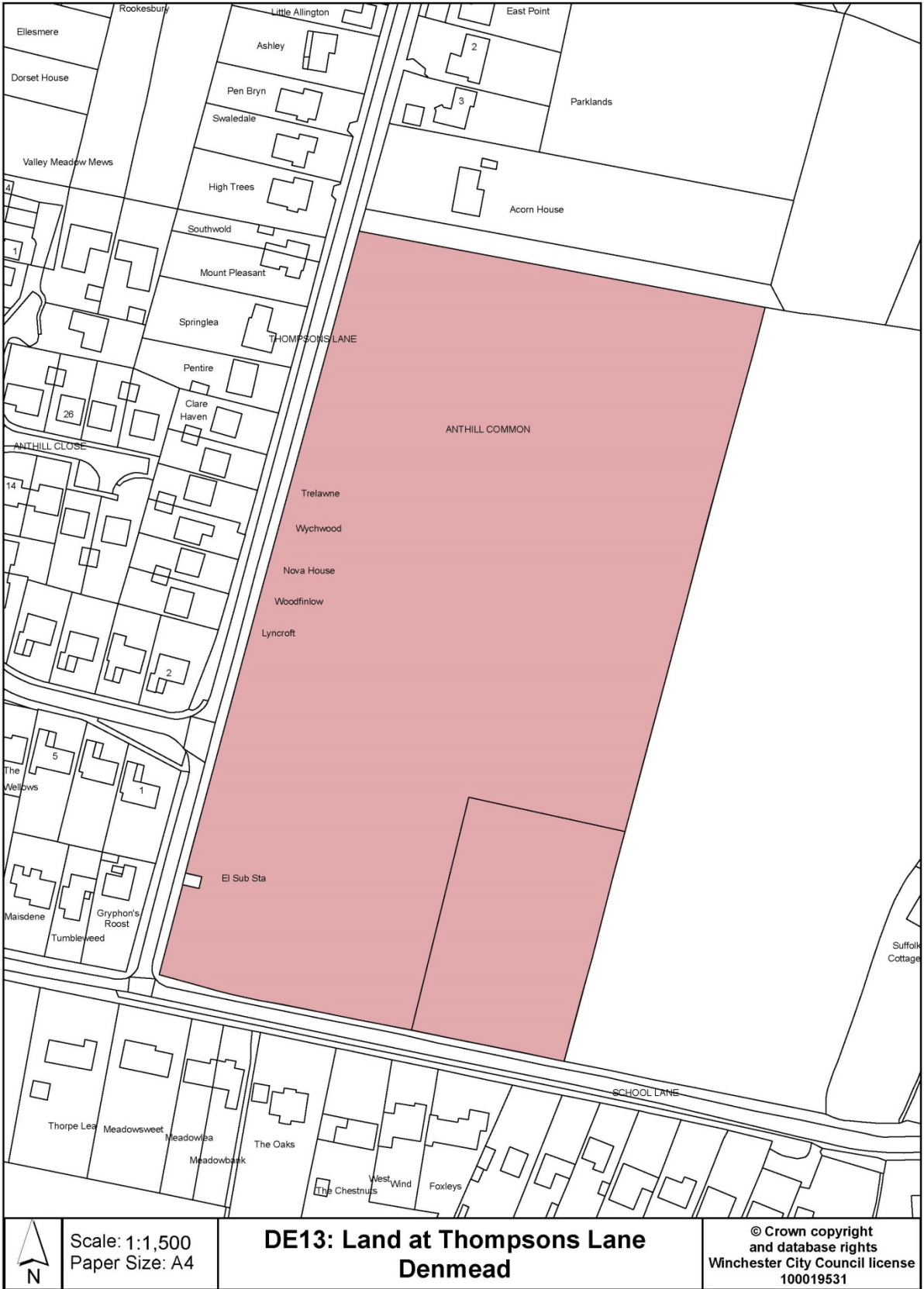




Site Ref	Address		Parish/Settlement	Site Area	
DE12	Land at Claredon Farm, Anmore Road		Denmead	25.6 ha	
<b>Site Description</b>					
<p>The site is east of Denmead, located to the south of the District. This site is currently in agricultural use. It fronts onto Anmore, adjoins residential dwellings to the south and east, with agricultural land to the north and west.</p>					
<b>Planning History</b>					
<p>No relevant planning history within the last 5 years.</p>					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	3/4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	Y	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
<p>The site is being promoted by the sole landowner and has stated that the site is immediately available for development.</p>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<b>Potential Density and Yield (including development type)</b>					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>385</b> dwellings.</p>					
<b>Phasing</b>					
0 – 5 Years	385	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
<p>There is a small area of the site which is within Flood Zone 2 and 3 which will require mitigation however the site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.</p>					

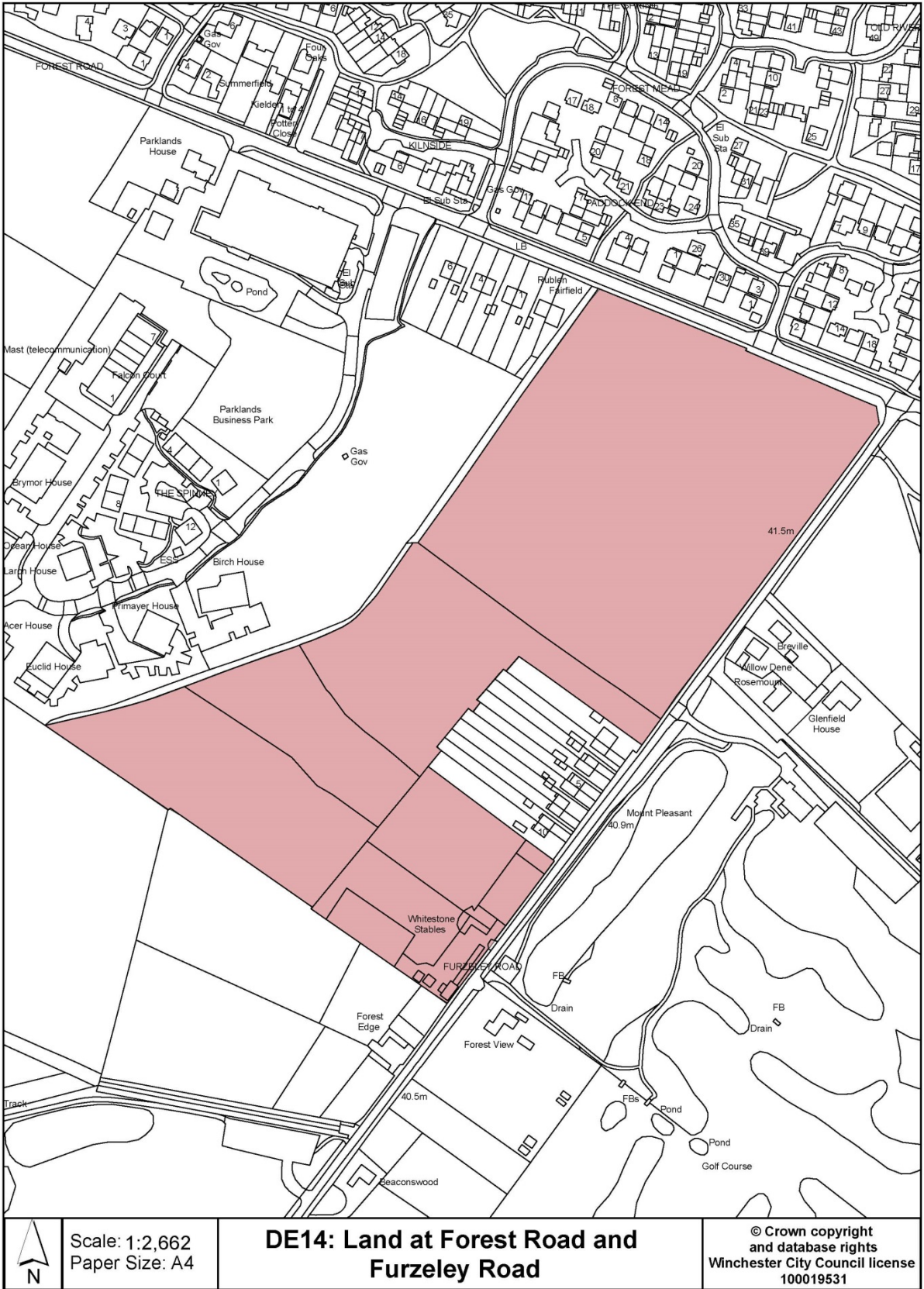


Site Ref	Address		Parish/Settlement	Site Area	
DE13	Land at Thompsons Lane		Denmead	3.6 ha	
<b>Site Description</b>					
The site is east of Anthill Common, located to the south of the District. This site is currently in agricultural use. It fronts Inhams Lane, adjoins residential dwellings to the north, west and south, with agricultural land to the east.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	N
<b>Availability (legal/ownership issues)</b>					
The site is being promoted by the sole landowner and has stated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>66</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	66	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

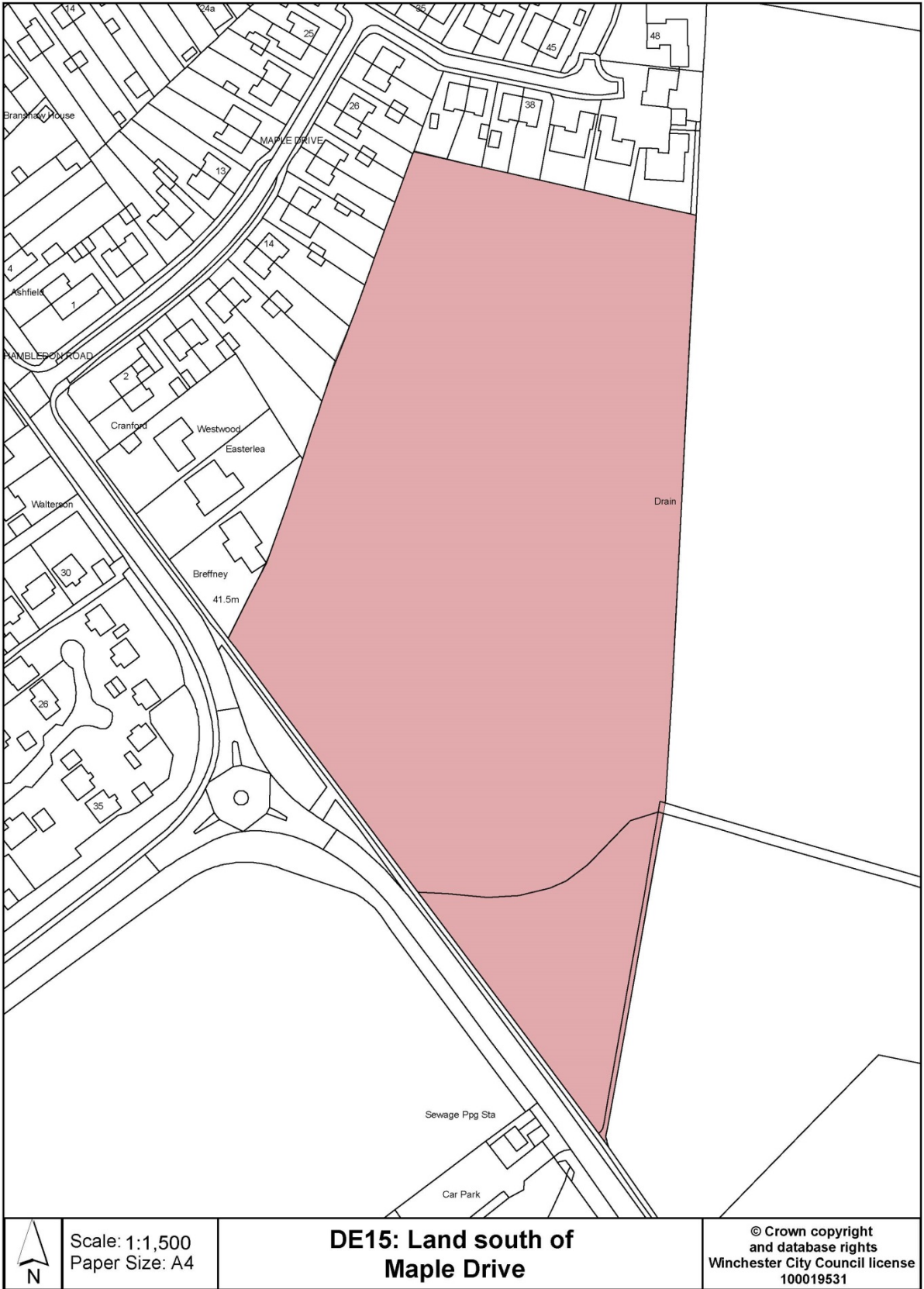


Site Ref	Address		Parish/Settlement	Site Area	
DE14	Land at Forest Road and Furzeley Road		Denmead	7.6 ha	
<b>Site Description</b>					
<p>The site is south of Denmead, located to the south of the District. This site is currently agricultural in use. It fronts onto Forest Road/ Furzeley Road, adjoins residential dwellings to the north, office and residential to the west with agricultural land to the south and east.</p>					
<b>Planning History</b>					
<p>No relevant planning history within the last 5 years.</p>					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<b>Potential Density and Yield (including development type)</b>					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>126</b> dwellings.</p>					
<b>Phasing</b>					
0 – 5 Years	126	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
<p>The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.</p>					



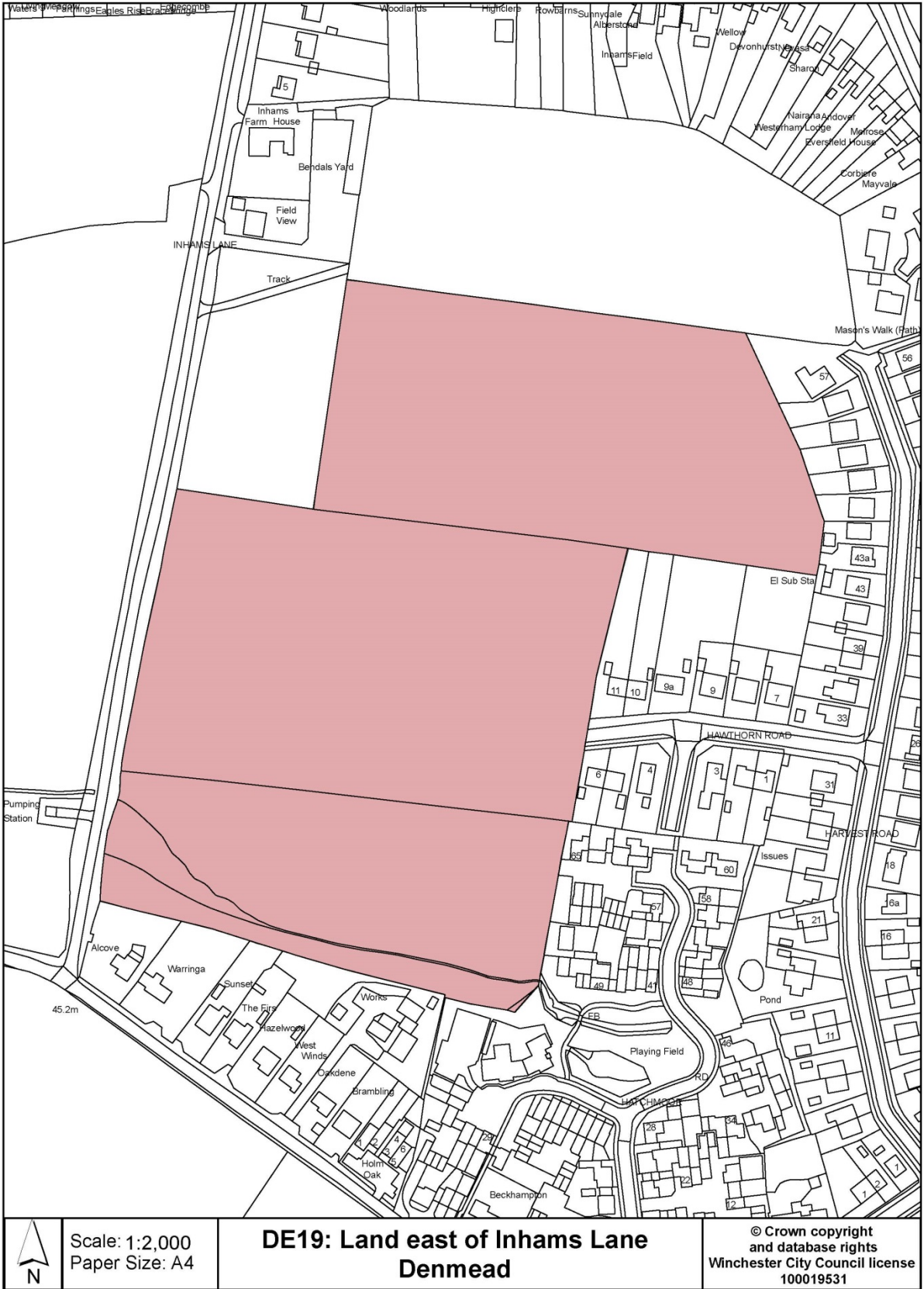


Site Ref	Address		Parish/Settlement	Site Area	
DE15	Land south of Maple Drive		Denmead	3.2 ha	
<b>Site Description</b>					
The site is east of Denmead, located to the south of the District. This site is currently agricultural in use. It fronts onto Hambledon Road, adjoins residential dwellings to the north and west, with agricultural land to the south and east.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	Y	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>63</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	63	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
There is a small area of the site which is within Flood Zone 2 and 3 which will require mitigation however the site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



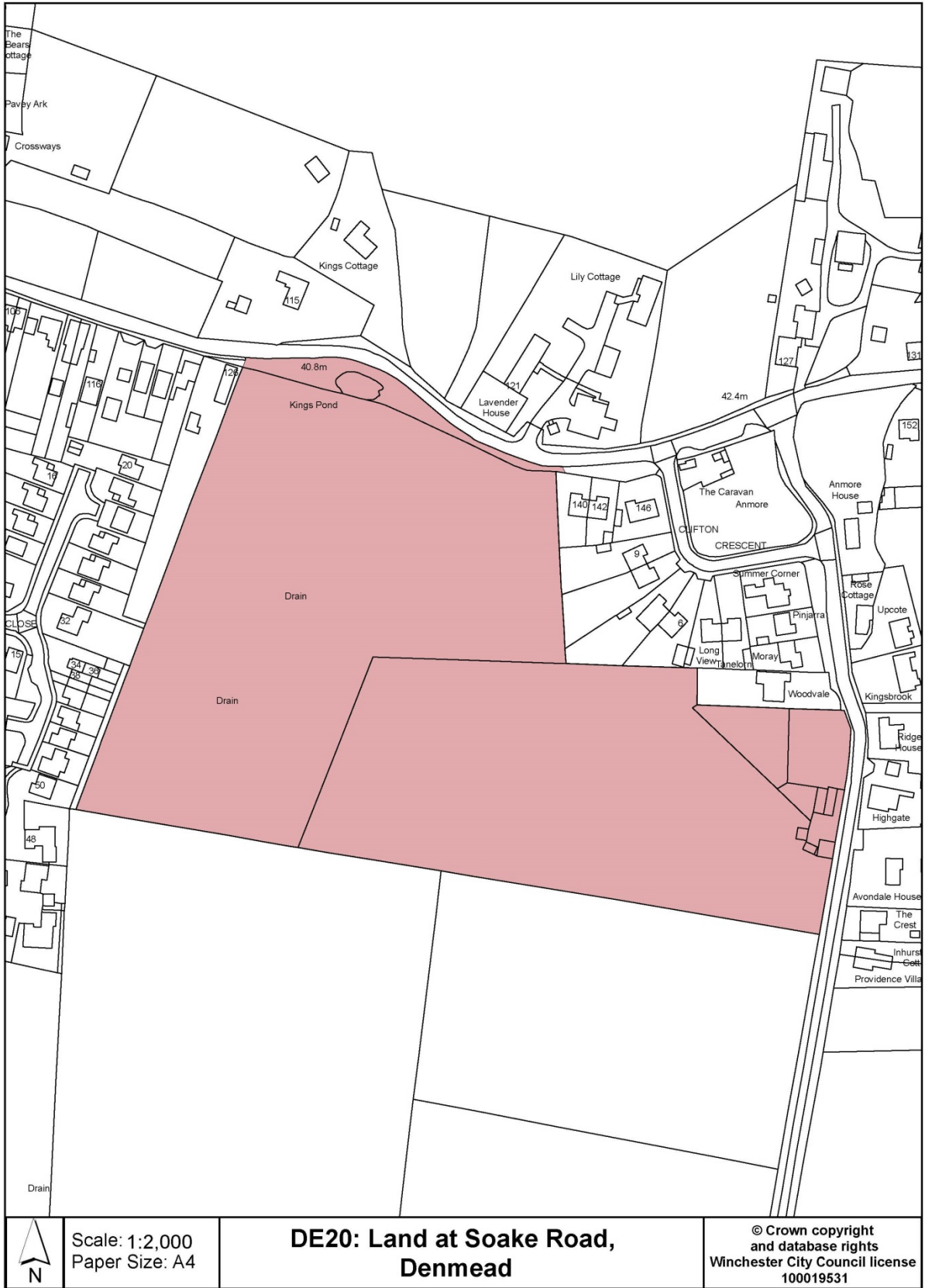
Site Ref	Address		Parish/Settlement	Site Area	
DE19	Land east of Inhams Lane		Denmead	6.2 ha	
<b>Site Description</b>					
<p>The site is west of Denmead, located to the south of the District. This site is currently used for agriculture. It fronts onto Inhams Lane, adjoins residential dwellings to the south and east, with agricultural land to the north and west.</p>					
<b>Planning History</b>					
<p>No relevant planning history within the last 5 years.</p>					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	Y	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<b>Potential Density and Yield (including development type)</b>					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>103</b> dwellings.</p>					
<b>Phasing</b>					
0 – 5 Years	103	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
<p>There is a small area of the site which is within Flood Zone 2 and 3 which will require mitigation however the site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.</p>					



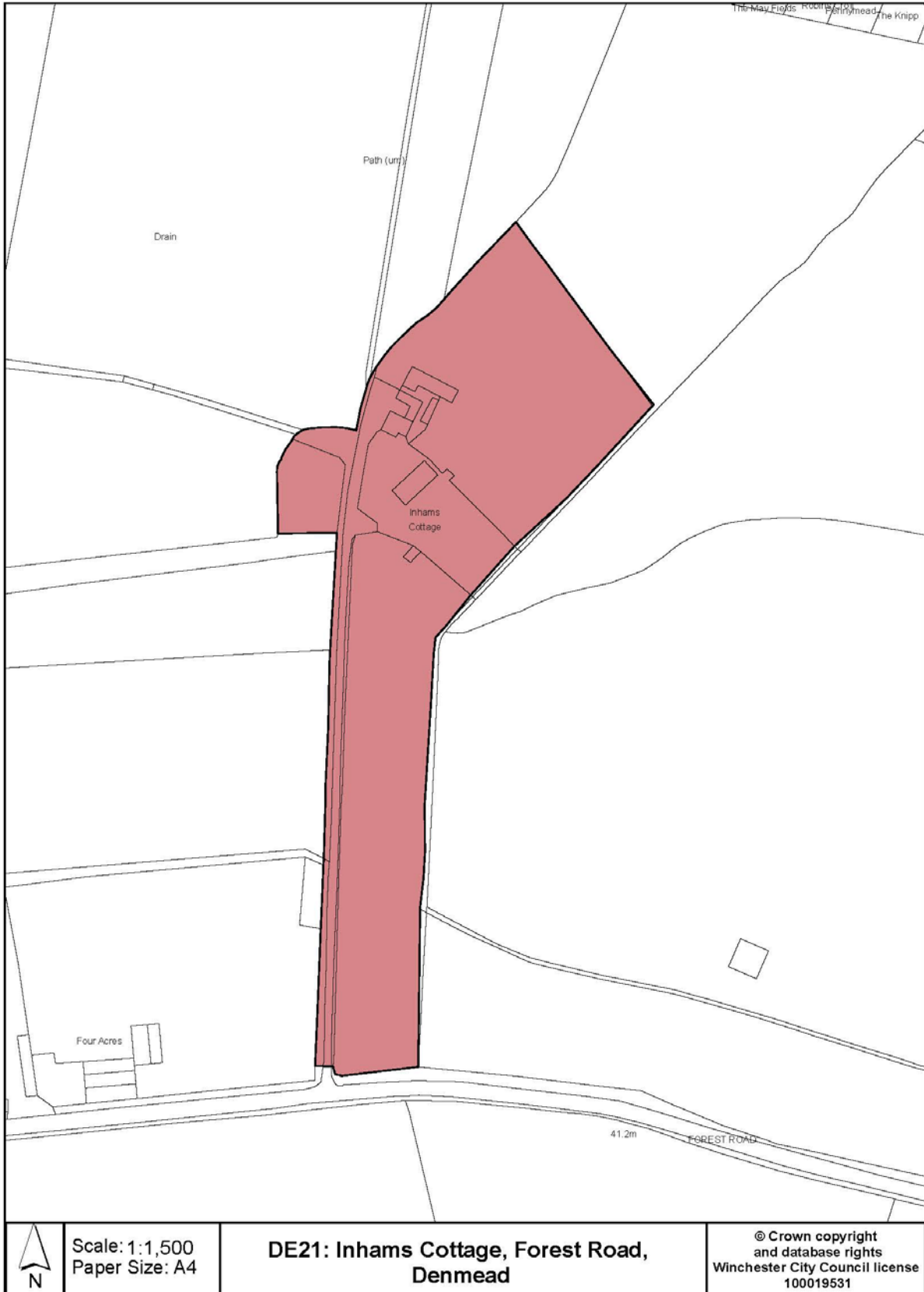


Site Ref	Address		Parish/Settlement	Site Area	
DE20	Land at Soake Road, Denmead		Denmead	5.06 ha	
<b>Site Description</b>					
The site is east of Denmead, located to the south of the District. This site is currently used for agriculture. It fronts onto Soake Road, adjoins residential dwellings to the north, east and west, with agricultural land to the south.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	Y	Agricultural Land Grade	3/4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
The site is being promoted by the landowners and has stated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>91</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	91	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
There is a small area of the site which is within Flood Zone 2 and 3 which will require mitigation however the site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

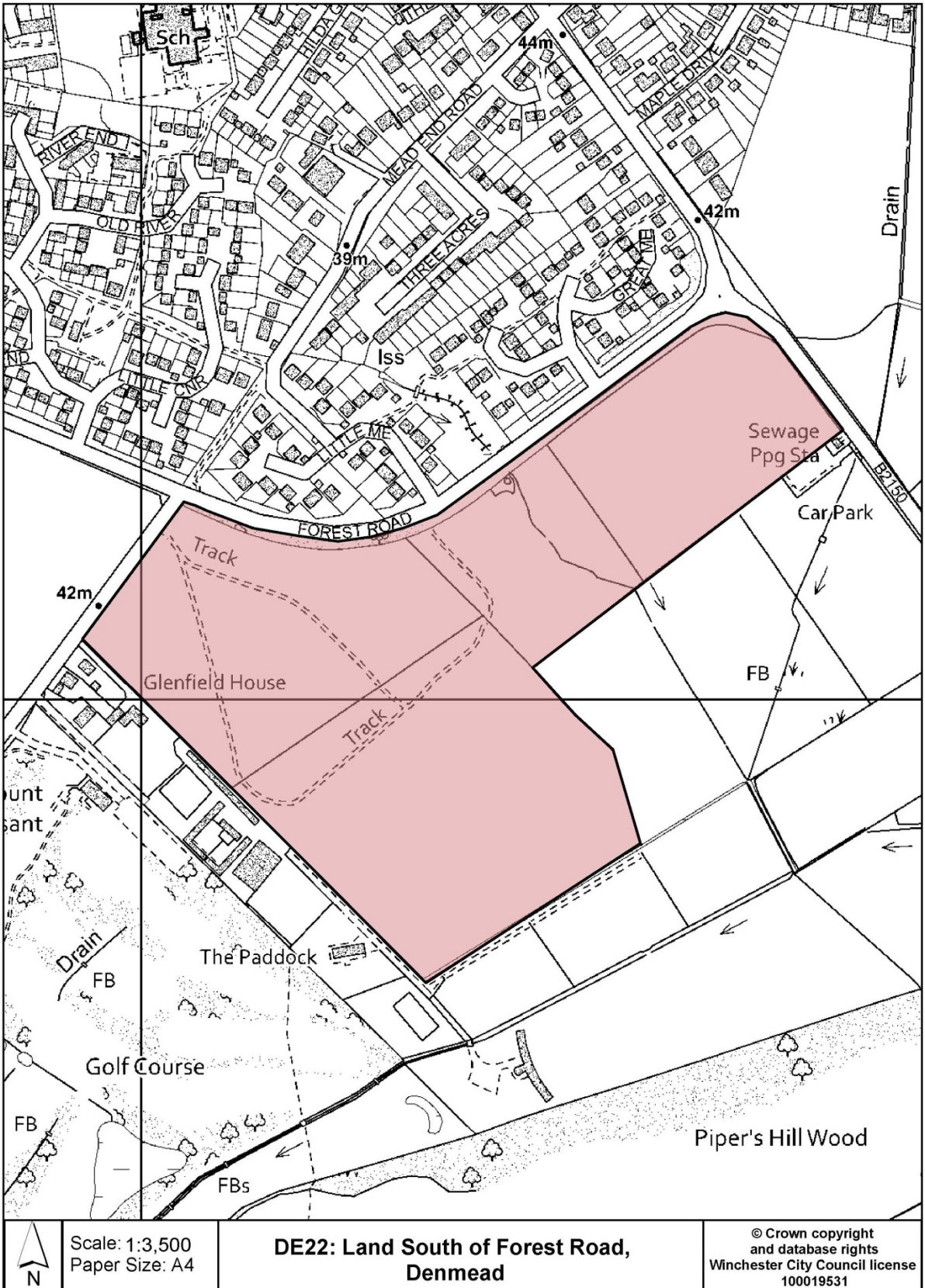




Site Ref	Address		Parish/Settlement	Site Area	
DE21	Inhams Cottage, Forest Road, Denmead		Denmead	1.4 ha	
<b>Site Description</b>					
The site is south of Anthill Common, located to the south of the District. This site is currently in residential use. It fronts Forest Road, adjoins agricultural land to the east, north and west.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	Y
Listed Building	N	Settlement Gap	N	PUSH	N
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
The site is being promoted by the landowners and has stated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>34</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	34	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
There is a small area of the site which is within Flood Zone 2 and 3 which will require mitigation however the site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



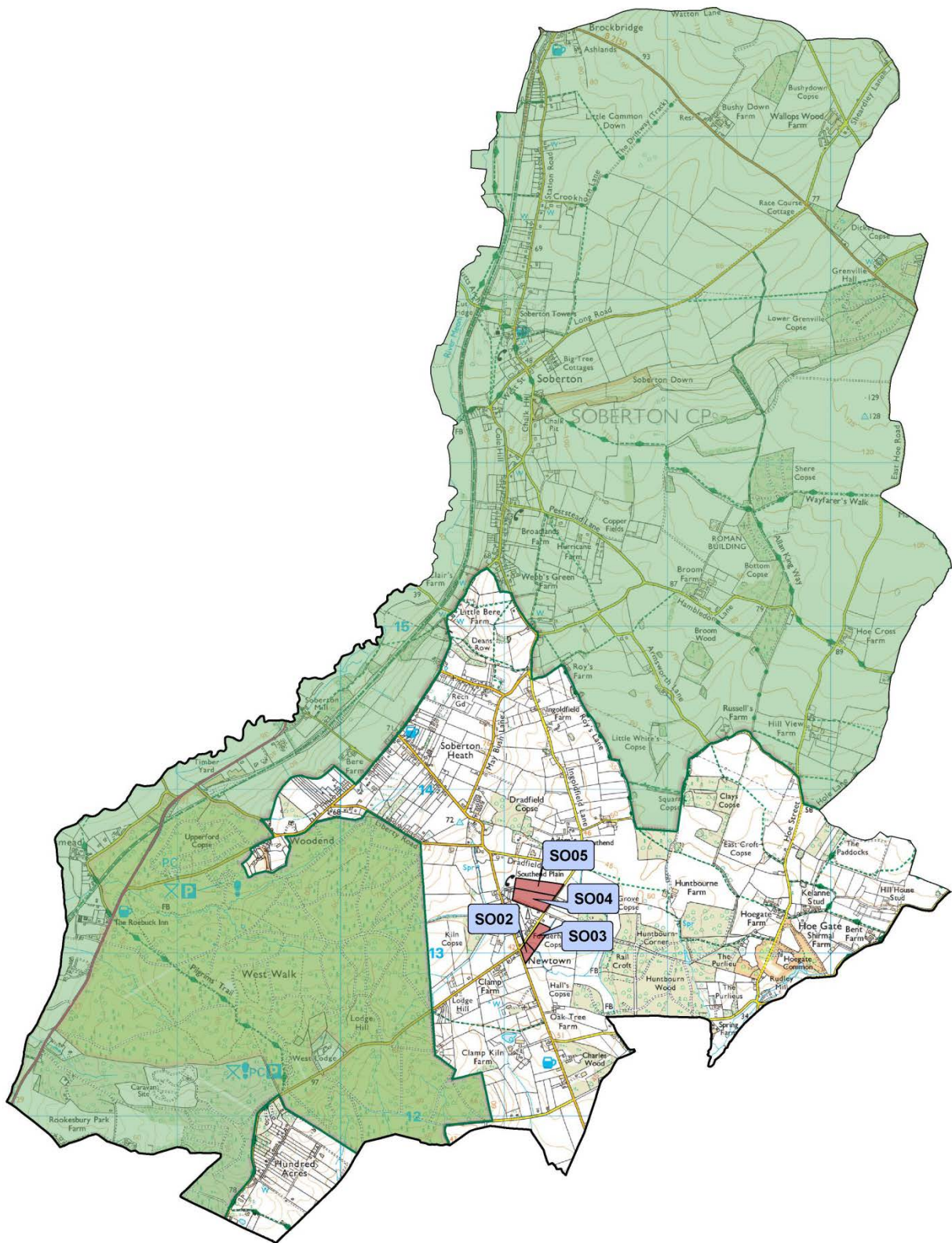
Site Ref	Address		Parish/Settlement	Site Area	
DE22	Land South of Forest Road, Denmead		Denmead	13.2 ha	
<b>Site Description</b>					
<p>The site is south west of Denmead, located to the south of the District. This site is currently used for agriculture. It fronts onto Forest Road, adjoins residential dwellings to the north and west , with agricultural land to the south and east.</p>					
<b>Planning History</b>					
<p>No relevant planning history within the last 5 years.</p>					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	Y	PUSH	Y
Tree Preservation Order	Y	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<b>Potential Density and Yield (including development type)</b>					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>198</b> dwellings.</p>					
<b>Phasing</b>					
0 – 5 Years	198	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
<p>There is a small area of the site which is within Flood Zone 2 and 3 which will require mitigation however the site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.</p>					



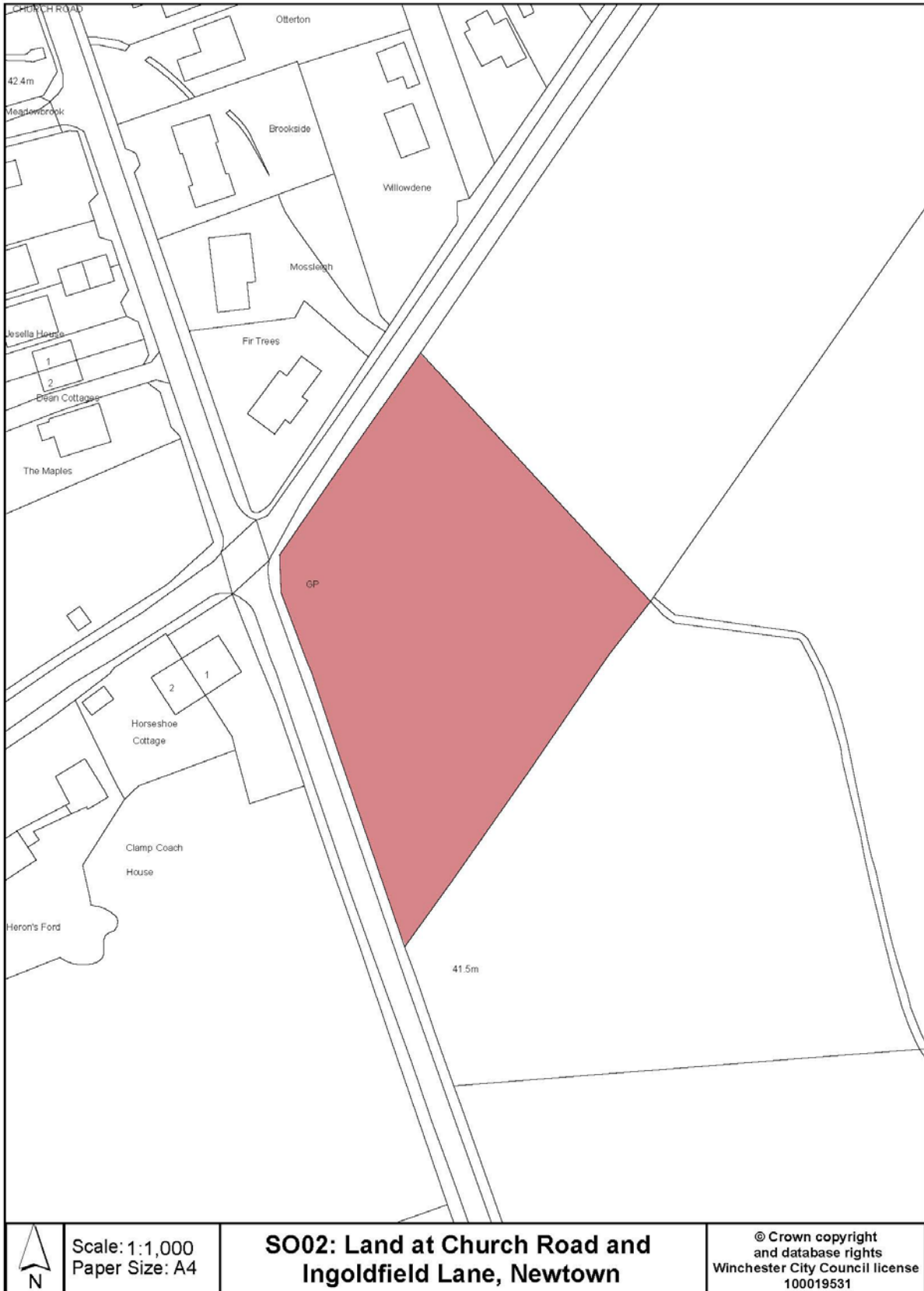
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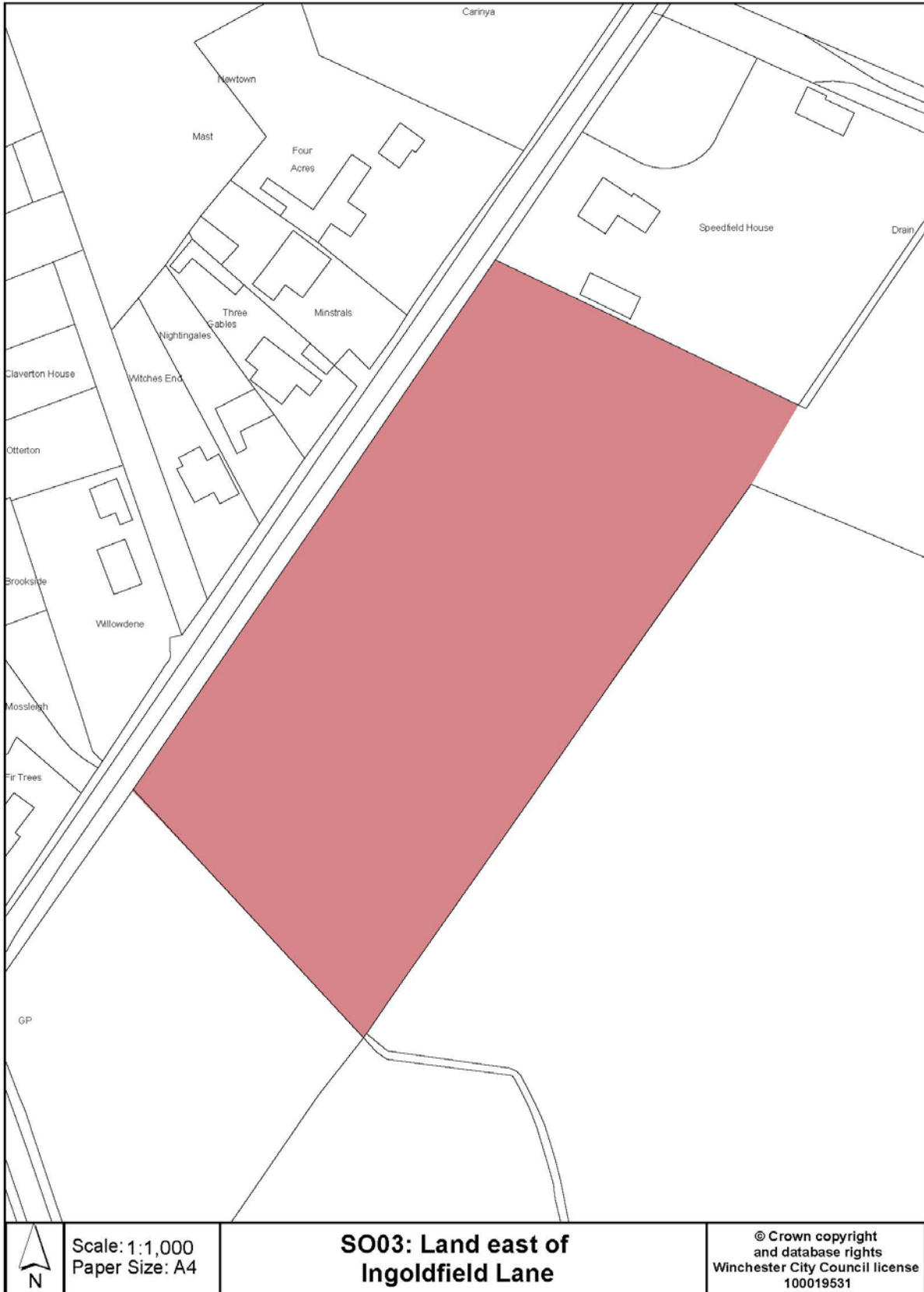
## Soberton Parishes Site Assessments and Maps



Site Ref	Address		Parish/Settlement	Site Area	
SO02	Land at Church Road and Ingoldfield Lane, Newtown		Soberton	0.5 ha	
<b>Site Description</b>					
The site is within Newtown, located to the south of the District. This site is in use for agriculture. It fronts onto Church Road and Ingoldfield Lane, adjoins agriculture to the east and south with residential to the north and west.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>15</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	15	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
A majority of the site is within Flood Zone 2 and will require mitigation. The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					

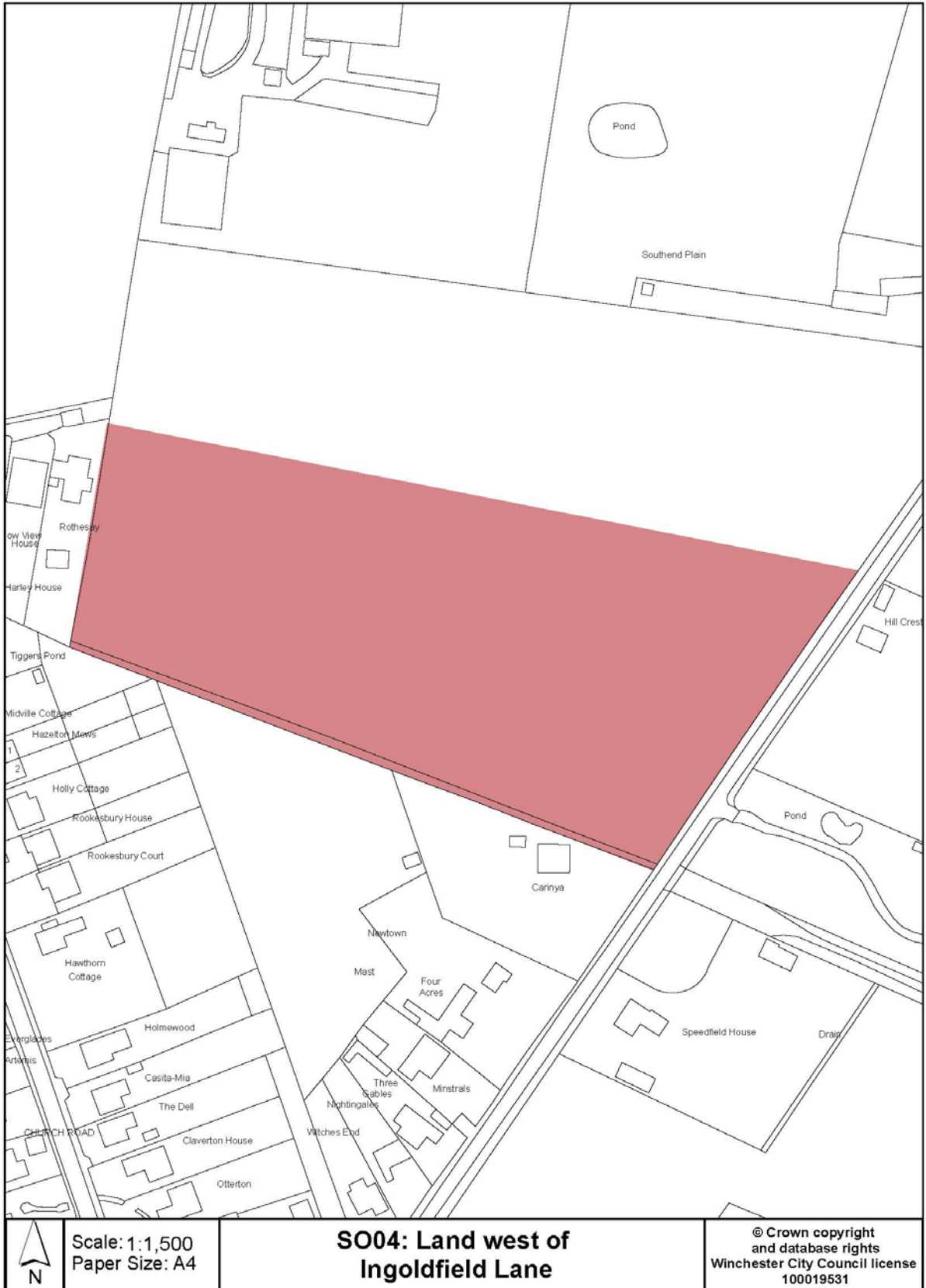


Site Ref	Address		Parish/Settlement	Site Area	
SO03	Land east of Ingoldfield Lane		Soberton	1.2 ha	
<b>Site Description</b>					
<p>The site is within Newtown, located to the south of the District. This site is in use for agriculture. It fronts onto Ingoldfield Lane, adjoins agriculture to the east and south with residential to the north and west.</p>					
<b>Planning History</b>					
<p>No relevant planning history within the last 5 years.</p>					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<b>Potential Density and Yield (including development type)</b>					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>28</b> dwellings.</p>					
<b>Phasing</b>					
0 – 5 Years	28	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
<p>A portion of the site is within Flood Zone 2 and will require mitigation. The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.</p>					

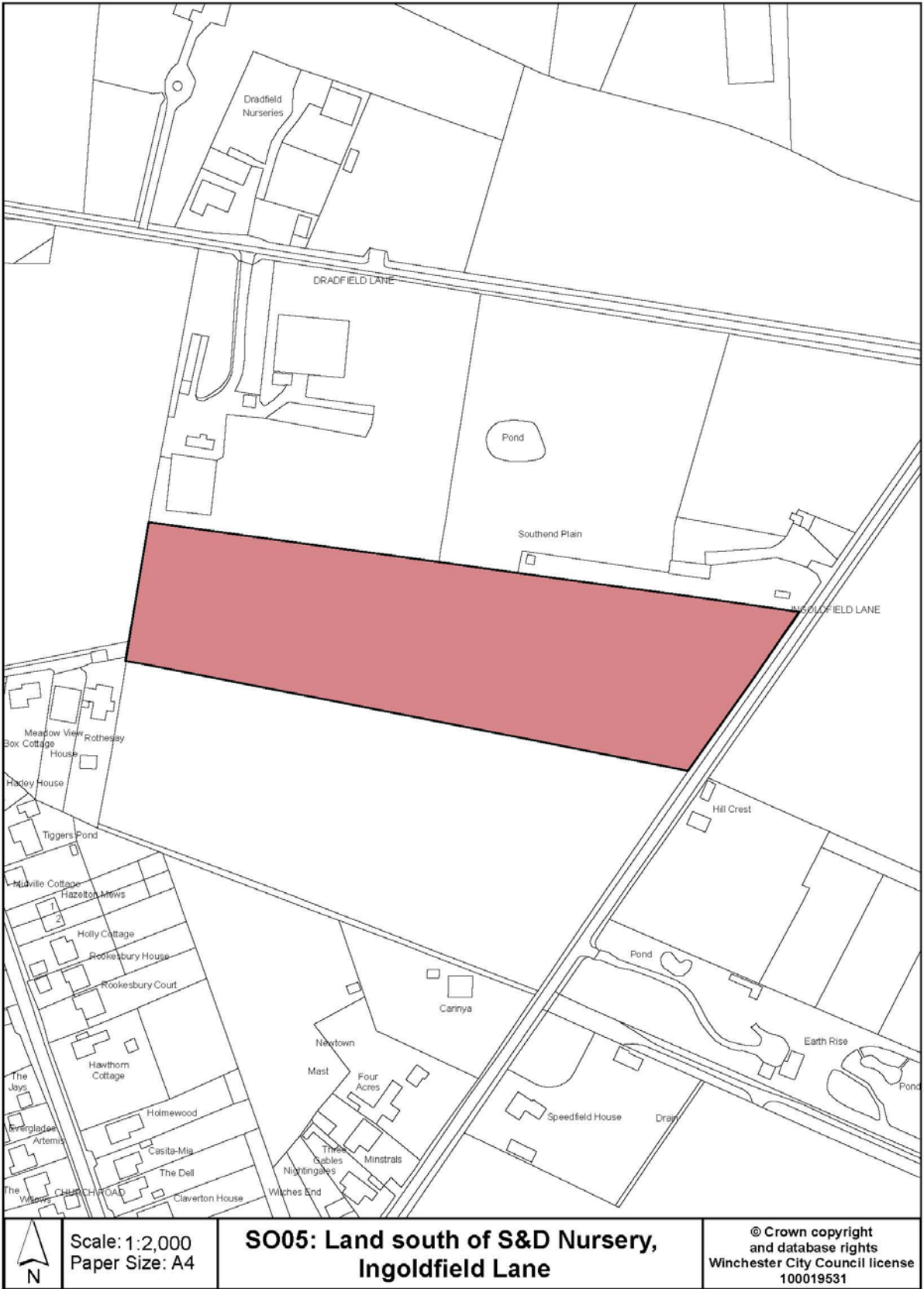


Site Ref	Address		Parish/Settlement	Site Area	
SO04	Land west of Ingoldfield Lane		Soberton	2.24ha	
<b>Site Description</b>					
The site is within Newtown, located to the south of the District. This site is in use for agriculture. It fronts onto Ingoldfield Lane, adjoins agriculture to the north with residential to the south, east and west.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>44</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	44	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					





Site Ref	Address		Parish/Settlement	Site Area	
SO05	Land south of S&D Nursery, Ingoldfield Lane		Soberton	1.9 ha	
<b>Site Description</b>					
The site is north of Newtown, located to the south of the District. This site is in use for agriculture. It fronts onto Ingoldfield Lane, adjoins agriculture to the north, south, east and west.					
<b>Planning History</b>					
No relevant planning history within the last 5 years.					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	N
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	N
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	Y
<b>Availability (legal/ownership issues)</b>					
The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
The promoters of the site have not specified any issues regarding the viability in developing the site.					
<b>Potential Density and Yield (including development type)</b>					
Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>44</b> dwellings.					
<b>Phasing</b>					
0 – 5 Years	44	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.					



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### Southwick and Widley Parish Site Assessments and Maps



Site Ref	Address		Parish/Settlement	Site Area	
SWI01	Land West of London Road, Purbrook		Southwick and Widley	15.4 ha	
<b>Site Description</b>					
<p>The site is adjacent to the settlement of Purbrook, which is located within the borough of Havant. This site is currently in agricultural use. It adjoins several residential properties to the south and east. To north and west is land in agricultural use. The proposed Access to the site is also within Havant Borough.</p>					
<b>Planning History</b>					
<p>No relevant planning history within the last 5 years.</p>					
<b>Suitability</b>					
<b>Legislative Constraints</b>		<b>Policy Constraints</b>		<b>Physical Constraints</b>	
SPA	N	Conservation Area	N	Flood Zone 2	Y
SAC	N	Countryside (MTRA4)	Y	Flood Zone 3	Y
Ramsar	N	Historic Park/Garden	N	<b>Other Considerations</b>	
SSSI	N	SINC	N	Agricultural Land Grade	3/4
Scheduled Ancient Monument	N	AQMA	N	Previously Developed Land?	N
Listed Building	N	Settlement Gap	N	PUSH	Y
Tree Preservation Order	N	Ancient Woodland	N	Mineral Safeguarding Area	N
<b>Availability (legal/ownership issues)</b>					
<p>The site is not owned by the promoter however they do have the consent by the landowners and have indicated that the site is immediately available for development.</p>					
<b>Achievability (economic viability; market factors; cost factors; delivery factors)</b>					
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>					
<b>Potential Density and Yield (including development type)</b>					
<p>Given the sites location within the Countryside a density of 30 dph was applied providing a yield of <b>231</b> dwellings.</p>					
<b>Phasing</b>					
0 – 5 Years	231	6 – 10 Years	0	10 – 15 Years	0
<b>Conclusion (deliverable/developable)</b>					
<p>The site is deemed as deliverable/developable therefore is suitable for inclusion in the SHELAA 2019.</p>					



